

Newcastle City Council
FAO: MICHAEL LOWDEN
City Design
Allendale Road
Newcastle Upon Tyne
NE6 2SZ

Our Ref: S5032/GM/DS

Order No: KDMR0794628



Contents

- 1.0 Introduction
- 2.0 Access
- 3.0 Survey Techniques
- 4.0 Presentation of results
- 5.0 Summary report and mythology
- 6.0 Budget Costs

Appendix A:

Defect Schedule (summary page defects photographs)

Appendix B:

Report and Marked up Drawings

1.0 Introduction

On the 12th – 24th 2011 a close visual inspection of external, roof areas, including and not limited to

- 1) Slate roof inspection including ridge and snow board survey
- 2) Flat roof inspection
- 3) Gutter and rainwater goods inspection
- 4) Glazed roof elevations
- 5) Current walkways and handrails
- 6) Access ladders
- 7) All external masonry including copings
- 8) Assess access to the roof over the main entrance

2.0

Trained operatives using rope access techniques in accordance with health and safety protocols and carried out all inspection works. These techniques proved a cost effective means of working with minimum disruption to the monument, close supervision was required as the structure is normally open 24 hours to the public.

3.0

A close inspection of all elevations was carried out to undertake the compilation of a detailed defects log, digital photographs, with standard defects descriptions, areas to roof plan and locations marked to an illustrated drawing.

4.0

Presentation of results is contained within the marked drawings, cross-referenced to defects digital photographs, of defect type.

5.0

A written summary report is produced to highlight conditions and suggested repairs regime.

6.0

Budget costs can be submitted to give guidance to financial requirements. On Request.

Appendix A: Defect Schedule (summary page defects description)

Digital photographs accompany this report; photographs are within folders on disc and are catalogued as follows screw staircase.

Appendix B: Report and Marked up Drawings

Summary report and findings not limited to defects listed above in defects list.

Description

The City Hall is a brick and masonry built building, entrance with portico, multi levels with atriums to roof areas, sloping roofs, with glassed skylights. Also steel ladders and parapet buttress, slate and some modern material, Sarnafil roof covering and cast iron gutters. Building is adjoined to the city pool complex.

Summary Section, Comments, Scope of Works

The building structure and general condition is varied, our listed defects attached to this document show long standing maintenance issues, lack of general maintenance but good house keeping in the form of cleaning of gutters, old materials within structure, wooden ladders and iron ladders. Gutter conditions are poor, slates and repairs are numerous. The parapets, gables as identified require re-pointing works, slates roofing requires a general overall, and vegetation is evident, large woody species, within bed joints show expansion pressure, lead soakers and gutter systems require overall and gutters require sealing and aligning to allow the water to dissipate external fall pipes.

Lead-work is distressed in places and requires replacement.

Section marked 3 on drawing shows expanded iron glazing bars, deformed and misaligned, this has been reported a number of years ago, internal netting was installed as a short term solution to possible collapse, this area is of concern our report of the @@@@ is attached.

Lightning protection

Upgrade present system to BSEN:62305. System is long standing and inadequate for a public building, we can provide a risk assessment to BSEN:62305 upon request.

System requires additional down conductors, and air terminal I, and addition earthing to BS7430.

Recommendations

All defects within the areas noted and any expanded requirements when carrying out the works are to be carried out in a diligent manner, like for like products and materials to be used. General cleaning and rainwater system maintenance to be addressed within a regular term period, annual gutter cleaning and testing of systems.

A CD is provided to show individual defects and general conditions, Appendix a shows digital catalogue and Appendix B shows areas (locations.)

We trust we have interpreted your requirements correctly, please do not hesitate to contact us if we can be of any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D Stone', written in a cursive style.

David Stone
Managing Director

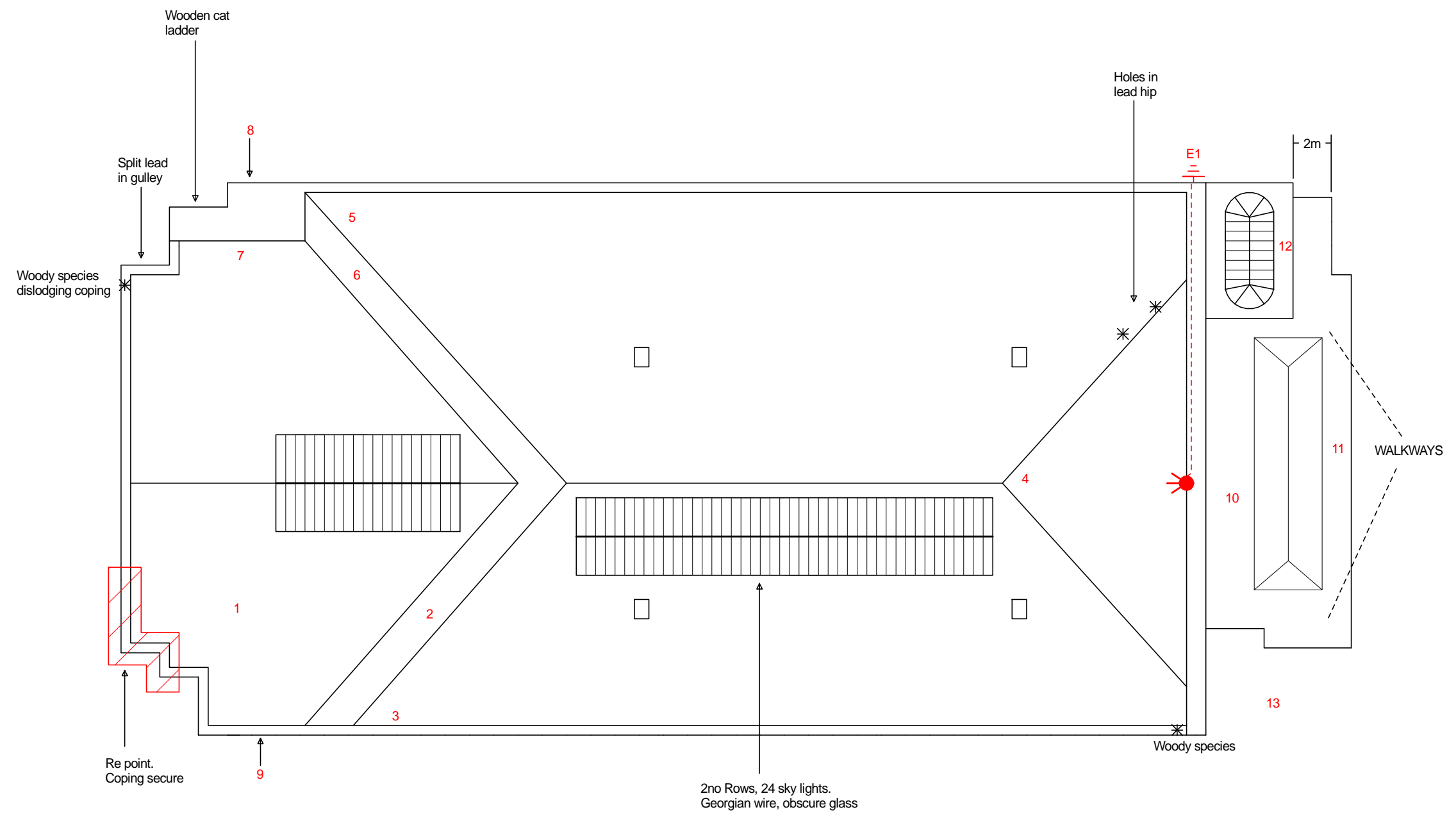


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Key:

- Earth Point
- Conductor
- Air Finial

1 - 8" x 16"
 2 - 8.5" x 14"
 3 - 10" x 16"
 4 - 8" x 14"
 5 - 8.5" x 24", 16" x 24", 10" x 16"
 6 - 8.5" x 14"
 7 - 8" x 14"
 8 - " "
 9 - " "
 10 - " "
 11 - " "
 12 - " "
 13 - " "



STONE TECHNICAL SERVICES	
<i>Client:</i> Newcastle City Council	
<i>Site:</i> City Hall	
Roof Survey	Not To Scale